

A 'cosy' 1 Bed character cottage near the Cardigan Bay coastline. Llanrhystud Near Aberystwyth - West Wales.



3, Glanrafon Terrace, Llanrhystud, Ceredigion. SY23 5BP.

£130,000

Ref R/4049/ID

****A most delightful 1 bed character cottage**With spacious rear garden**Located in the popular coastal village of Llanrhystud**Being only a short walk to a range of amenities and the Cardigan Bay coastline**Excellent 1st time buyer/investment opportunity**Economy 7 heating**Close to many lovely walks**Charming Welsh stone cottage**DONT MISS OUT ON THIS OPPORTUNITY ! ****

The property comprises of Ent Hall, Front Lounge, Shower Room, L Shaped Kitchen. First Floor - 1 Double Bedroom.

Located within the centre of the coastal village community of Llanrhystud in a popular residential locality along the main A487 coast road and providing an excellent range of local amenities including shop, post office, florist, public house, convenience store, filling station, primary school and nearby golf course and leisure centre. Being some 9 miles south of the coastal University & Administrative centre of Aberystwyth and some 7 miles north of the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities.



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GROUND FLOOR

Entrance Hall



3' 5" x 15' 0" (1.04m x 4.57m) via hardwood door, red and black quarry tiled flooring, stairs to first floor. Door into -

Front Lounge

14' 2" x 12' 6" (4.32m x 3.81m) with open fireplace and bread oven on a raised tiled hearth, ornamental surround, alcove to both sides, window to front, economy 7 heater.



Rear Entrance Hall



4' 5" x 4' 7" (1.35m x 1.40m) with half glazed exterior door, economy 7 heater.

Shower Room



2' 9" x 8' 6" (0.84m x 2.59m) a white suite comprising of a tiled shower with Triton electric shower unit above, pedesal wash hand basin, low level flush w.c, frosted window to side, half tiled walls.

Rear Kitchen



7' 8" x 8' 4" (2.34m x 2.54m) with range of fitted base cupboard units with matching wall cupboard units, formica working surfaces, inset stainless steel drainer sink, space and plug for electric cooker, 'BUSH' free standing fridge, dual aspect window to rear and side, tiled splash back and recently installed water heater.

FIRST FLOOR

Double Bedroom



14' 5" x 12' 7" (4.39m x 3.84m) into alcove with dual aspect window to front and rear, cupboard unit, access hatch to loft.

EXTERNALLY

To the Front



Street frontage.



To the Rear



A spacious enclosed garden area split into a large vegetable/ fruit patch, patio area laid to slabs and a small lawn area with an useful Cedarwood Garden shed. Property benefits from side access.

PLEASE NOTE

There is a right of way over the rear of the property for No 4 and 5 to get to their gardens.



Parking

There is street parking at the end of the street.

TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate

examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

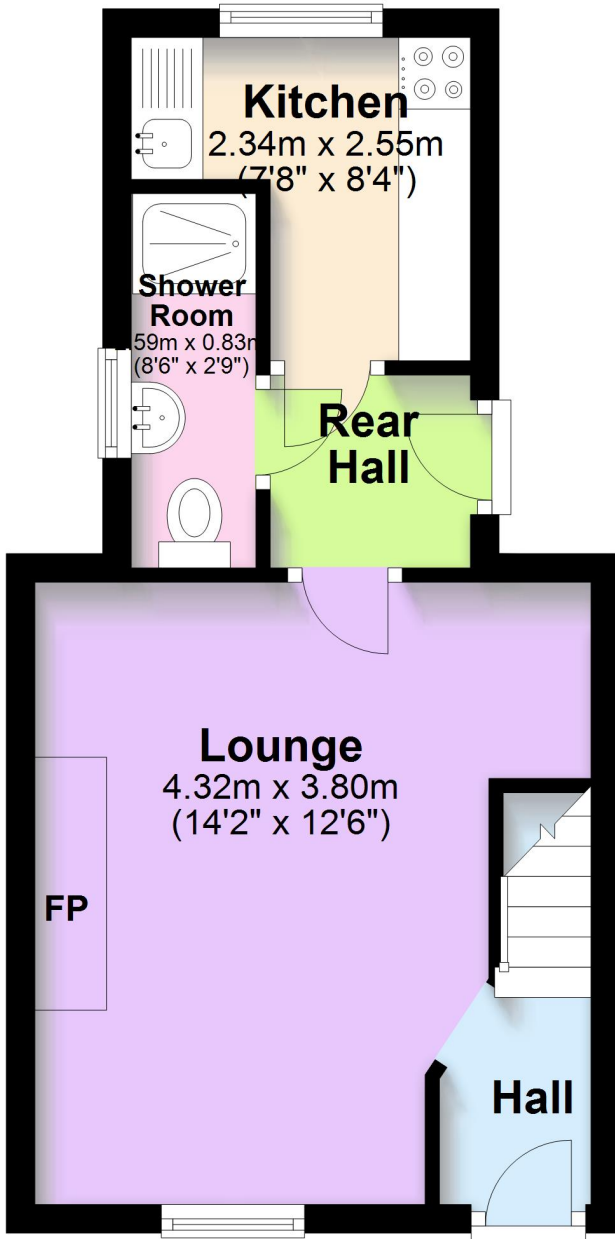
Services

We are advised that the property benefits from Mains Electricity, Water and Drainage. Economy 7 central heating.

Council Tax Band B (Ceredigion County Council).

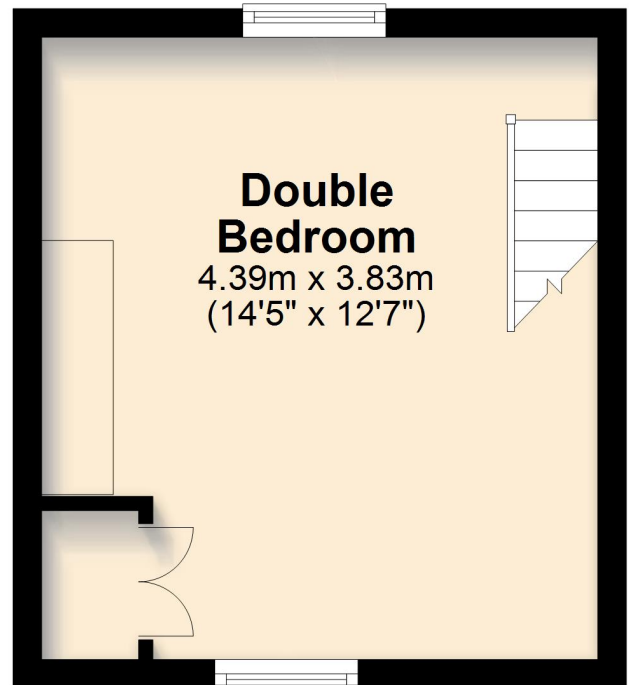
Ground Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



First Floor

Approx. 17.9 sq. metres (192.8 sq. feet)



Total area: approx. 43.8 sq. metres (471.6 sq. feet)

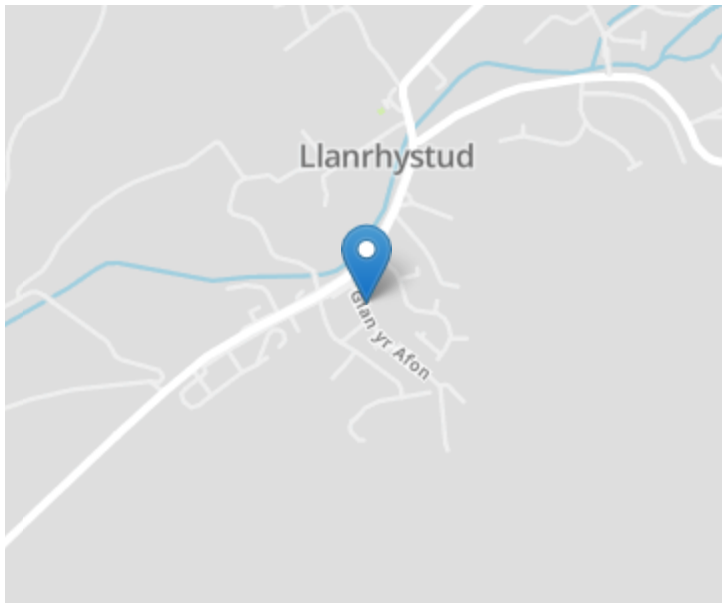
The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.


Plan produced using PlanUp.

3 Glanrafon Terrace, Llanrhystud

Directions

Travelling north from Aberaeron proceed along the A487 trunk road to the village of Llanrhystud. Proceed past the petrol station on your right hand side followed by the village hall. Pass the entrance to Pentre Isaf housing estate on your right then take the next right hand turning into Glanrafon Terrace and the property is located as the third property on the left hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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